

5,870 SF +/- OFFICE SPACE 120 REGENT COURT



FOR LEASE

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LOCATION OVERVIEW

The Property is located in the College Township, along Regent Court in Scenery Park, State College, Pennsylvania, within only a few miles of downtown State College and the growing North Atherton Street corridor. The location allows for service to the property users in the surrounding Huntingdon, Blair, and Mifflin County markets, as well as the nearby centers of State College, Bellefonte, Pleasant Gap, and Centre Hall in the Centre County market.



NEARBY CITIES	DISTANCE	DRIVING TIME
Altoona	50 miles	51 min.
Lewistown	28 miles	33 min.
State College	2 miles	5 min.
Bellefonte	14 miles	20 min.

PROPERTY DETAILS

SUMMARY OF PROPERTY DETAILS			
PROPERTY ADDRESS	120 REGENT COURT, STE. 200 STATE COLLEGE, PA 16801	TAX PARCEL NO.	PART OF TM# 19-605-,045-,0000-
PROPERTY TYPE	EXECUTIVE OFFICE SPACE	ZONING	(RO) RESIDENTIAL OFFICE
		OVERALL LAND SIZE	1.06 ACRES (46,175 SF +/-)

BUILDING NOTES	
TOTAL SPACE SIZE	5,870 SF +/-
PARKING SPACES:	26 +/- SPACES



FIRST FLOOR LOBBY AREA



INTERIOR PHOTOS





INTERIOR PHOTOS

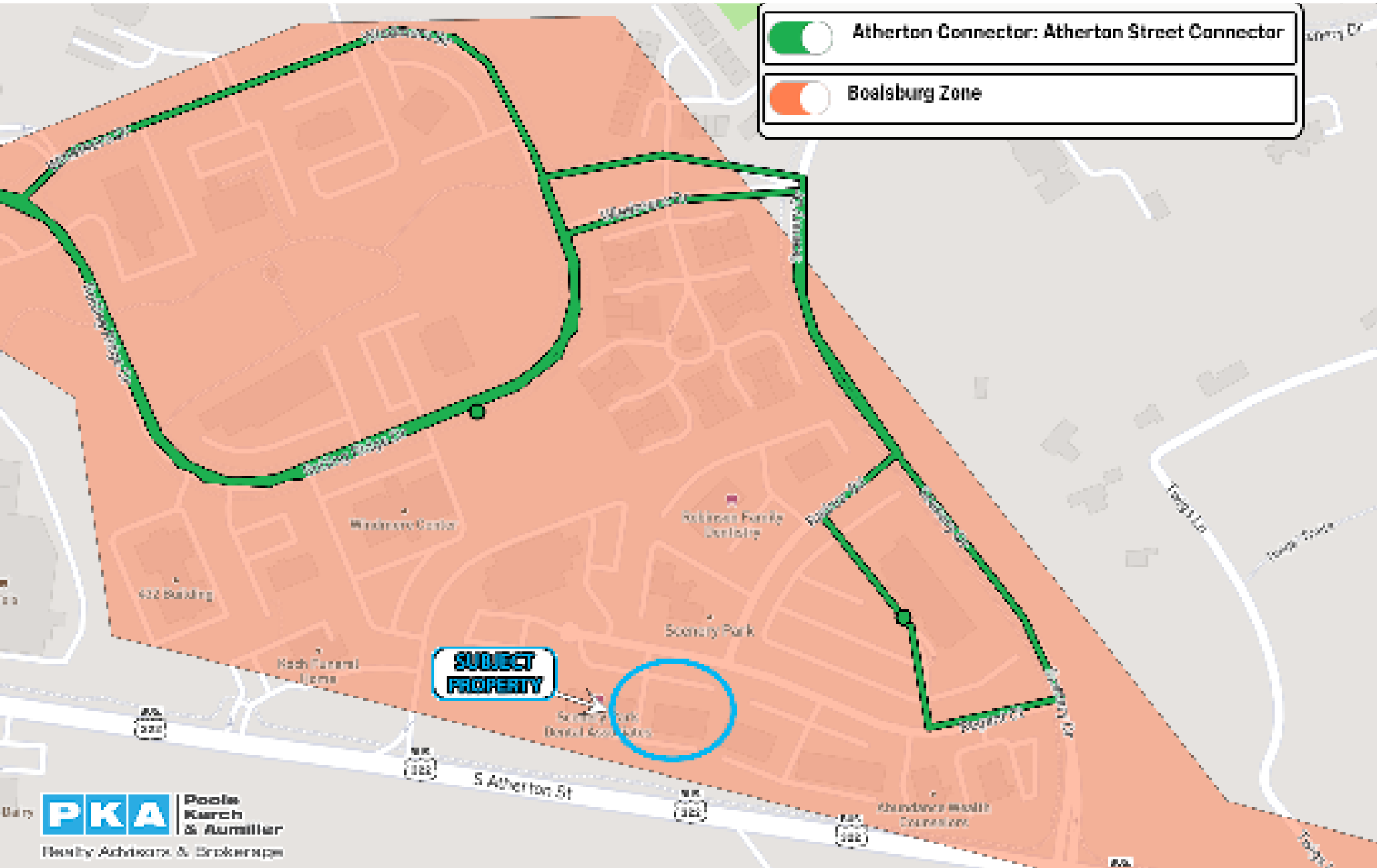


SECOND FLOOR OFFICE AREA



CATA BUS ROUTE

-  Atherton Connector: Atherton Street Connector
-  Boalsburg Zone



SUBJECT PROPERTY

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PARKING MAP



AMENITIES MAP



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